

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, January 14, 2016
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of December 10, 2015.
- III. Public Hearings
- IV. New Business
 - A. Hearing, Case 2016-01: Request to vacate the remainder of the 16 ft. wide alley in Block 14 of Continental Addition, north of Keating and South of vacated Nims (east of Vulcan (vacated) and west of Roberts Street).
 - B. Hearing, Case 2016-02: Staff initiated request to amend the Master Land Use Plan to remove all references to Fisherman's Landing.
- V. Old Business
- VI. Other
- VII. Adjourn

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933 Terrace Street
Muskegon, MI 49440
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CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

December 10, 2015

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, B. Smith, S. Gawron, F. Peterson

MEMBERS ABSENT:

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: J. Williams,

APPROVAL OF MINUTES

A motion that the minutes of the special meeting of November 12, 2015 be approved, was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

Case 2015-23: Request for a site plan review for the construction of an additional six apartment buildings at 816 Marquette Ave, by James Williams. M. Franzak presented the staff report. This property was recently rezoned from R-1, Single Family Residential to RM-1 Low Density Multiple Family Residential. It was owned by the City and sold to James Williams, owner and developer of the townhomes adjacent to this property at 860 Marquette Ave. This project will be a continuation of the current apartment complex and will also include an office building. The new parcel is 6.14 acres and the existing complex is 1.91 acres. The applicant plans to start construction with unit E and work east over the next several years. The new asphalt drive to building E will loop around to the existing parking area around building A as part of the first phase for access. The plan shows the general layout of the buildings but is missing a lot of information. The developer will be working to get the following shown on a new set of plans in time for the meeting: height and square footage of buildings, elevation pictures of buildings, topography map with grading plan, stormwater plan with calculations, soil erosion control measures, lighting and a landscaping plan. The Fire Department has noted that another fire hydrant may be required. They also have some concerns with access near buildings I and J, but feel they can work with the applicant before those units are built. They have requested that any approval be contingent upon the Fire Department approving a fire access route and hydrant additions. Many large oak trees have already been removed to make way for development. Oftentimes trees are required to remain or be replaced. These oak trees could be replaced on the undeveloped east side of the property. There is no sidewalk on either side of the street on Getty Street. The property leads down the ravine and back up to property in Muskegon Township to the north. Dumpsters must be screened.

M. Franzak stated that he received updated plans today that appeared to address most of the issues listed in the staff report. He reiterated that any approval would need to be contingent upon further fire department review and approval once they started building the later units, as stated in the staff report. He requested that

conditions also include that all parking lot lighting must be 100% cut-off and downward facing. Regarding sidewalks, M. Franzak stated that there was an existing sidewalk on Marquette, but he did not think one would be needed on Getty St., since there was just a wooded ravine north of the property.

A motion that the site plan for the addition of six townhomes be at 816 Marquette Avenue be approved with the conditions that 1) The Fire Department reviews and approves an access plan prior to the construction of units I and J, and 2) All parking lot lighting must be 100 cut-off and downward facing, was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved, with T. Michalski, B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, B. Smith, S. Gawron, and F. Peterson voting aye.

Case 2015-19 (Tabled from October): Request for a site plan review for an 11,099 square-foot building addition at 1690 Creston St, by Production Fabricators. M. Franzak presented the staff report. This case was originally heard at the October meeting; it was tabled so the applicant could address some issues with the site plan. The City of Muskegon owns the property at 1690 Creston, adjacent to Production Fabricators which is located in Muskegon Township. The City is selling a portion of its parcel to Production Fabricators to expand their business. The remainder of the city parcel will continue to be used by Muskegon Central Dispatch. A rendering of the proposed lot split was provided. The lot meets the minimum requirement of 100 feet of road frontage; however, a 60-foot easement is proposed to allow Production Fabricators access to their loading dock. This only leaves 40 feet of buildable area along Creston St for any future development on the city-owned lot. In addition, staff and board members had expressed concerns about stormwater management on the lot.

An updated site plan was provided, which addressed the concerns brought up at the previous meeting. M. Franzak stated that the Fire Department condition that “the original building and the addition are suppressed with sprinkling” should be included if the board made a motion to approve. He also discussed the remaining lot size of the City-owned parcel. He stated that it must have 100 feet of frontage, but the easement for loading would limit the usable area. B. Larson asked if the lot had any value with or without the easement. M. Franzak stated that the lot could be used but it would require a long driveway and building toward the rear of the property. He stated that it was not available for development at this time due to the Central Dispatch equipment on site. B. Mazade asked if the issues regarding the retention basin were resolved. M. Franzak stated that they were; some of the stormwater would remain on the City lot and they had approved of that, since some of the runoff would be from pavement on their lot. B. Mazade asked if the building in the Township was sprinkled. M. Franzak stated that he had been working closely with the Township Fire Inspector on those issues and they are in agreement. J. Montgomery-Keast asked if Central Dispatch approved of the revised plan. M. Franzak stated that he had sent them the current information and they had not indicated any problems.

A motion that the site plan for the building addition at 1690 Creston Street be approved, contingent upon the sale of the property, with the conditions that 1) The original building and the addition are suppressed with sprinkling, 2) The applicant is responsible for the cost of moving all utilities, and 3) An updated site plan is approved by staff, showing a drainage plan with all stormwater being stored on site and the type of parking lot material listed, was made by J. Montgomery-Keast, supported by S. Gawron and approved, with T. Michalski, B. Mazade, J. Doyle, L. Spataro, B. Larson, J. Montgomery-Keast, B. Smith, S. Gawron, and F. Peterson voting aye.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

None

There being no further business, the meeting was adjourned at 4:18 p.m.

STAFF REPORT
January 14, 2016

Hearing, Case 2016-01: Request to vacate the remainder of the 16 ft. wide alley in Block 14 of Continental Addition, north of Keating and South of vacated Nims (east of Vulcan (vacated) and west of Roberts Street).

BACKGROUND

1. In 2014, Newkirk Electric petitioned to have Nims St, Vulcan St and the alley between Brunswick St and Vulcan St vacated. The request was approved by Planning Commission and City Commission. In order to utilize the areas that were once publicly owned, they had to replat the area through Circuit Court. During the replatting process, it came to the attention of the State that there is still an alley on the books between the vacated Vulcan St and Roberts St, even though there is not a physical alley there. This “paper alley” is located on the parking lot of Lorin Industries. In order to complete the replatting process, Lorin Industries has petitioned to vacate this alley and they will join Newkirk Electric in their suit to replat the block.

Paper Alley between Vulcan St (vacated) and Roberts St



Aerial Map

Recently vacated Nims St, Vulcan St and Alley in red
Proposed vacated alley in blue



DELIBERATION

I move that the vacation of the remainder of the 16 ft. wide alley in Block 14 of Continental Addition, north of Keating and South of vacated Nims (east of Vulcan (vacated) and west of Roberts Street) be recommended to City Commission for (approval/denial).

Hearing, Case 2016-02: Staff initiated request to amend the Master Land Use Plan to remove all references to Fisherman's Landing.

BACKGROUND

Staff is recommending to take out all references of Fisherman's Landing in the Master Plan so that we may keep our options open in the event we swap land in the future. Not having any mention of it in the Master Plan will make it an easier transition.

In September 2015, Planning Commission started the amendment process by granting approval to make the amendments. Then in October, City Commission approved to distribute the proposed amended Master Plan to all of the regional entities. They were given 42 days to comment on the amendments. Staff did not receive any comments during this time. The final step in the process is to have Planning Commission hold a public hearing on the amendment and it must pass with at least a 2/3rds vote.

Fisherman's Landing is mentioned in the following areas:

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7. Large field and marsh, Northeast of **Fisherman's Landing**

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Other specific areas where habitat improvement with native species are recommended include public launch sites, especially the Grand Trunk, **Fisherman's Landing**, and Hartshorn Marina sites. In areas such as **Fisherman's Landing**, planting areas with trees and other cover will serve as aesthetic breaks from railroad or industrial properties.

Woodlands and Trees

Develop and implement a plan to increase habitat and native vegetation for disturbed areas which have been filled or impacted. The plan should include tree planting recommendations for areas along Muskegon Lake, such as **Fisherman's Landing** and the public launch site near the Grand Trunk Railroad dock.

Muskegon Lake and Lakeshore

Several parcels of land along the lake, especially these eight Natural Areas identified by Day & Associates, Inc., should be preserved. Preservation can be accomplished through zoning, and/or actual acquisition of the land. Preservation and enhancement can be in concert with development when done correctly, so one does not preclude the other. However, some areas such as the former Pigeon Hill area, Cottage Grove shoreline area, and Old Field Community northeast of **Fisherman's Landing** are areas where conservation and passive recreational usage is recommended.

Page 7.3

Fisherman's Landing (paving, landscaping)

Page 7.4

Major Parks

Major parks serve the City, region, and outlying areas. Major parks include **Fisherman's Landing** (sportfishing/ tourism industry), McGraft Park (large improved and natural areas), Pere Marquette Park (northernmost point along a 2.5 mile long City owned segment of Lake Michigan shoreline), Bronson Park (dune system, sandy beach, picnic facilities).

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Special Facilities

The City provides a limited number of facilities geared toward the handicapped or elderly. Senior citizens use the community buildings at McGraft and Smith-Ryerson parks, and the shuffleboard complex at McGraft Park. Barrier free facilities are provided at **Fisherman's Landing** (wheelchair lift at boat launch), Bronson Park (Lake Michigan access), and Heritage Landing (pathways, play structure, Muskegon Lake overlook, fishing area, and paved parking). Additional and augmented barrier free facilities will be included in future recreational and park development and redevelopment efforts.

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The southern one-half of the sub-area is comprised of strip commercial, industrial, undeveloped sites (due in large part to their wetland character), and **Fisherman's Landing** (a public boat launching site).

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Fisherman's Landing Marine/ Recreational Area

Page 12.5

The site occupied by the waterfront aggregate operation could, if located elsewhere along the waterfront (see **Fisherman's Landing** Marine/Recreational Area), be developed for mixed use residential, recreational or marina uses.

Fisherman's Landing Marine/Recreation Area

This area presents opportunities for additional public and private boat launching facilities; private marina and boat storage facilities consistent with nearby public uses; and public recreational facilities such as boardwalks and a nature interpretive center. Commercial properties along Western Avenue can provide for marine oriented convenience retail and service uses. Such uses might include bait and tackle shops, boat sales and service facilities, general sporting goods sales, and a party store. Because of the area's proximity to the Consumers Power power plant, its northern most portion might accommodate a maritime use dependent upon location on the waterfront, such as a tug/barge facility, aggregate facility, or other similar use.

Fisherman's Landing is also mentioned in the 2008 Downtown & Waterfront Redevelopment Plan, which was adopted as part of the Master Plan. It is mentioned in the following places:

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Objective 1: Achieve within the downtown core a strong central focus concentrating efforts first in the area bounded by 5th, Webster, Terrace and the lakeshore, expanding to eventually include Hartshorn Center on the west to **Fisherman's Landing** on the east.

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Remove fences at **Fisherman's Landing**.

Community Charrette notes

Children go up bike trail & swim in river by power plant. Make **Fisherman's Landing** more welcoming to area residents. Take down fences along bike path.

Take down fences @ **Fisherman's Landing**

Crossing @ shoreline from **Fisherman's Landing** to City Hall

Improve **Fisherman's Landing**

MOTION FOR CONSIDERATION

I move that the proposed amendments to the City of Muskegon's Comprehensive Master Land Use Plan be (approved/denied) as presented.